

Plain City Planning
Minutes of Meeting
May 10, 2018

Minutes of the Plain City Planning Commission Meeting held on May 10, 2018 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Blake Neil
Vice Chair John Leonardi
Commissioner Jarod Maw *Excused*
Commissioner Cheri Sparks
Commissioner Kris Carrigan *Excused*
Commissioner Shawna Faulkner
Staff: Derek Moss, Mike Kerswell

ATTENDEES: Justin Owen, Megan Moulding, Ron Goers, Buddy Sadler

WELCOME: Chairman Neil

PLEDGE OF ALLEGIANCE: Chairman Neil

MOMENT OF SILENCE/INVOCATION: Commissioner Faulkner

1.ROLL CALL: Chairman Neil conducted roll call and indicated, Commissioners Leonardi, Sparks, Faulkner, and Chairman Neil were present. Commissioners Carrigan and Maw were excused.

2. OPENING MEETING STATEMENT

Chairman Neil read the opening statement.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Commissioner Leonardi reported dialogue and email communication with Rocky Mountain Power representatives regarding the Nilson Homes / Pappys Homeplace property. Chairman Neil reported an email from, and subsequent meeting with Roger and Colleen Larson regarding Nilson Homes/Papageorge Estates development.

4. Public Comments for items not on the Agenda

Justin Owen asked the Commission if a decision has been made on the Nilson Homes / Papageorge Estates Zoning Amendment application. Chairman Neil answered in the negative. He indicated, further discussion on the matter will be availed at the Public Hearing, May 24th.

5. Approval of Minutes for April 26, 2018

Commissioner Sparks notified of an inverted name in a sentence, referring to Chairman Neil as Chairman “Blake”.

Motion: Commissioner Sparks motioned to approve the Meeting Minutes of April 26, 2018 with noted changes. Commissioner Faulkner seconded the motion. Vote: Commissioners Leonardi,

Sparks, Faulkner, and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

Chairman Neil reported meeting with Gilmer Brush on building a proposed Guest Cottage on his property. He noted, the lot is a “non-conforming” lot and not suitable for the construction. The purchase of adjacent property from family was suggested. He told of an Assisted Living facility, proposed by Steve Diamond. The establishment would be part of a new residential development on recently re-zoned land (from RE-20 to RE-15).

7. Administrative Items:

a. **Set Public Hearing: Nilson Homes/ Pappys Homeplace – Conditional Use (PRUD)**

Commissioner Leonardi pointed out, a project access point runs through a utility easement owned by Rocky Mountain Power. He spoke of research he had carried out, and read information provided by the power company on obtaining formal consent for use. Chairman Neil recommended tabling the matter until the process of negotiating terms with Rocky Mountain Power is initiated by the developer. He advised, a Technical Review be held to address the issue. He acknowledged the problem with uncertainty regarding future plans for land held as easement by Rocky Mountain Power.

Motion: Commissioner Leonardi motioned to Deny Public Hearing for Nilson Homes/Pappys Homeplace - Conditional Use (PRUD). Commissioner Sparks second the motion. Vote: Commissioners Sparks, Leonardi, Faulkner and Chairman Neil voted aye. Motion carried.

b. **Set Public Hearing: PRUD Ordinance**

Chairman Neil reported discussion with Mayor Beesley concerning the Plain City PRUD ordinance. He commented on suggestion by the City Council that the PRUD ordinance be eliminated and replaced with directives that are more easily adaptable to distinctive projects – possible overlays. Derek Moss voiced apprehension with eliminating the PRUD ordinance. He explained, planning of affordable housing provisions is mandated by the State and the incorporation of low to moderate income projects within the PRUD ordinance covers those stipulations. He proposed alternatives be drafted and reviewed by City Council before the PRUD ordinance is removed. Commissioner Faulkner asserted, the PRUD ordinance has not proven to be a good vehicle for affordable housing advancement. She spoke positively to the institution of mechanisms that will encourage the building of low to moderate housing. Commissioner Sparks agreed, indicating, the PRUD ordinance does not guarantee the provision of affordable housing.

Commissioner Leonardi motioned to Set Public Hearing: Removal of PRUD Ordinance, to be held June 14, 2018. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Leonardi, Faulkner, and Chairman Neil voted aye. Motion carried.

c. **Public Hearing: Parking Ordinance**

Commissioner Sparks motioned to Open Public Hearing: Parking Ordinance. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Leonardi, Faulkner and Chairman Neil voted aye. Motion carried.

Plain City Planning
Minutes of Meeting
May 10, 2018

No public input was shared.

Commissioner Leonardi motioned to Close Public Hearing: Parking Ordinance. Commissioner Faulkner seconded the motion. Vote: Commissioners Sparks, Leonardi, Faulkner, and Chairman Neil voted aye. Motion carried.

d. Discussion / Motion: Parking Ordinance

Chairman Neil reviewed the Plain City Parking Ordinance, including recent updates.

Commissioner Faulkner motioned to Recommend the finalized Parking Ordinance to City Council for Approval. Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Leonardi, Faulkner, and Chairman Neil voted aye. Motion carried.

e. Discussion: Assisted Living Facilities

Chairman Neil, referring to an assisted living facility proposed by Steve Diamond, to be built near 2350 N 3600 W, reported on analysis of current regulations by Derek Moss. Commissioner Leonardi read Ordinance 10-6 A1 (b.). He concluded, any use requiring C-1 zoning is prohibited in the proposed location. Chairman Neil explained, assisted living facilities are allowed in any residential zone. Commissioner Sparks asked if the number of units in the proposed facility is known. Chairman Neil answered, twenty-four. Derek Moss gave a video presentation on current Assisted Living Development Criteria. He confirmed, assisted living facilities are permitted in residential zones. He advised consultation with the City Attorney to ensure City ordinance is not in conflict with federal fair housing and discrimination rules. He defined "Facility" and "Unit" as written in the ordinance. Commissioner Sparks noted that twenty-four units is not acceptable, accordingly. Derek Moss expressed concurrence with Commissioner Sparks' evaluation. He committed to examine other clauses in City Code that deal with assisted living accommodations, including Senior Housing Overlay. He commented on the effects of such an establishment on overall density of the development. He reviewed "Elderly" and "Disabled" conditions. Commissioner Sparks gave personal account of assisted living environments. She spoke of allowing more than one resident per unit if married and indicated, relationship and a maximum of two residents per unit should be clearly specified in the code. She recommended requiring assisted living buildings be limited to one story (ground level) units. Commissioner Faulkner commented on the omission of intent to include an assisted living facility in the development from discussion at the Public Hearing on the Diamond development. She purported, the information would be of significant interest to neighbors. Commissioner Leonardi sought verification that the proposed facility does not require commercial zoning. Derek Moss restated, its use is permitted in residential zones. Commissioner Sparks advised, ambiguities in language regulating such institutions need to be addressed. Derek Moss indicated, changes can be made as long as they do not contradict State code. Commissioner Sparks commented on conversions of existing buildings into assisted living facilities. She noted, much of Plain City's ordinance appears to be intended to regulate the conversion of an existing residence into an assisted living facility. Derek Moss acknowledged, the ordinance does not appear to be directed toward new construction. Commissioner Leonardi suggested, the proposal can be denied. He cited safety reasons, identifying diminished driving skills of elderly persons and proximity of an elementary school. Commissioner Sparks contended, very few, if any, residents of an assisted living facility are drivers. Chairman Neil gave examples of benefits

Plain City Planning
Minutes of Meeting
May 10, 2018

related to the interaction of assisted living residents and elementary school students. Derek Moss evoked, management of the facility will be held to State standards of admissions and maintenance. He reiterated the requisite that the City Attorney review governing language to ensure fair housing and general discrimination rules are supported. Commissioner Leonardi commented on Recovery and Group Homes. Derek Moss indicated, distinct regulations are in place to deal with that type of establishment. He illustrated commercial, high-density standards and proposed striking “apartments” from the text. He spoke of building type definitions to be generated by the Commission. Commissioner Leonardi referred to Site Development Standards and proposed specifying maximum lot size for commercial use, within a residential neighborhood. Derek Moss indicated, the proposed regulation can be added.

8. Report from City Council:

Commissioner Maw arrived at the meeting (8:00 PM) to report discussion had by City Council on Steve Diamond’s announcement of a proposed assisted living facility, to be part of a development at approximately 2350 N 3600 W. He briefed the Commission on a request for funding of the YCC Family Crisis Center. He reported approval of a subdivision amendment at Kelly’s Corner (one lot into two building pads); recommended to the Council by the Planning Commission. He told of a \$15,000.00 refund from Weber County Sheriff and deliberation on where to allocate the money. He reported the approval of a tentative city budget for 2018-19, and the setting of Public Hearing to finalize adjustments to the 2017-2018 budget. He relayed information on 4th of July Celebration preparations, including additional food truck registrations and the possible elimination of a pig chase activity. He reported progress in the interview process for the hiring of a new Public Works Director.

9. Commission Comments:

Commissioner Sparks had no further comment. Commissioner Maw yielded. Commissioner Leonardi noted, the development agreement for Kent’s Market specifies the prohibition of bulk propane storage and sales. He reported alerting recent petitioners of such features at Kent’s to the conditions. He asked if they have amended the original development agreement and indicated, Kent’s CEO, David Lloyd is not sure if the development agreement has been amended. Chairman Neil acknowledged, the Planning Commission has approved the ordinance but applying it to Kent’s development agreement is a matter for City Council to take-up. Commissioner Faulkner sought clarification on the definition of “subdivision” as referred to in the Kelly’s Corner Subdivision Amendment Application. Commissioner Maw stated, it’s the dividing of one buildable lot into two buildable lots. Derek Moss further explained, the lots are sometimes referred to as building “pads”. Chairman Neil commented on food trucks that have been doing business in the Kent’s parking lot. He questioned if they have gone through the proper channels to do business there. Derek Moss indicated, provisions have been made in the

Plain City Planning
Minutes of Meeting
May 10, 2018

Food Truck Ordinance for operation on private property as long as they have a business license. Chairman Neil reviewed an emailed brochure on Land Use Training through Land Use Academy of Utah.

10. Adjournment

Motion: Commissioner Leonardi made motion to adjourn at 8:15 p.m.
Commissioner Sparks seconded the motion. Vote: Commissioners Sparks, Leonardi, Faulkner, Maw, and Chairman Neil voted aye. Motion Carried.

<u>2018</u>					
<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
	Jan 4	Jan 18	Feb 1	Feb 15	Mar 1
Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7
June 21	July 5	July 19	Aug 2	Aug 16	Sept 6
Sept 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6
Dec 20					

Planning Commission Chair

Planning Commission Secretary



Plain City Planning
Minutes of Meeting
May 24, 2018

Minutes of the Plain City Planning Commission Meeting held on May 24, 2018 at 7:00 p.m. in the Council Chambers of Plain City Hall – 4160 W 2200 N, Plain City, Utah 84404.

Present: Chairman Blake Neil
 Vice Chair John Leonardi
 Commissioner Jarod Maw *Excused*
 Commissioner Cheri Sparks *Excused*
 Commissioner Kris Carrigan
 Commissioner Shawna Faulkner
Staff: Derek Moss, Mike Kerswell

ATTENDEES: Norm DeVries, Megan Moulding, Ron Goers, Brock Mitchell, Louise Moulding, Justin Owen, LaRa Clark, Paul Harris, Sherri Harris, Farrell Woods, Pat Woods, Tracy Butte, Mr. and Mrs. Guntar, Brian Goldsberry, Bruce Nilson, Mr. and Mrs. Alex Papageorge, Robert Saunders, JoAnn Seager, Shareen Saunders, Angela Daley, Tate Secrist, Eric Merrill, Lucile Lewis, Ellen Williams, Bree Murray, Trevor Murray, Paul Spackman, Brady Lane, Louise Moulding, Susan Goers, Lora Parker, Debbie Butte, Terry Wayman, Jerry Jensen, Marvin Gunter, Brad Barto, Robert Seager, Bruce Daley, Kevin Lewis, Lisa Howell, Roger Larson, Merlin Ward, Penny Barnes, Kristin Arnold, Taylor Priest, Chad Allen, AnDreea Allen, Alicia Mitchell

WELCOME: Chairman Neil

PLEDGE OF ALLEGIANCE: Commissioner Faulkner

MOMENT OF SILENCE/INVOCATION: Commissioner Carrigan

1.ROLL CALL: Chairman Neil conducted roll call and indicated, Commissioners Leonardi, Carrigan, Faulkner, and Chairman Neil were present. Commissioners Sparks and Maw were excused.

2. OPENING MEETING STATEMENT

Chairman Neil read the opening statement.

3. EX PARTE COMMUNICATION OR CONFLICTS OF INTEREST TO DISCLOSE

Commissioner Leonardi reported a telephone call from Plain City Irrigation President, Jay Christensen and subsequent letter (sent to the Commission). Commissioner Maw reported by email, several electronic communications from Plain City residents, regarding Papageorge Estates. Commissioner Sparks reported by email, former Plain City resident, Mr. Merlin Ward approached her about a waste water runoff study, conducted in the 1900 North area. He advised, the study be reviewed by the Commission prior to discussion on the Papageorge property.

4. Public Comments for items not on the Agenda

None was imparted.

5. Approval of Minutes for May 10, 2018

Commissioner Leonardi pointed out a spelling error and date discrepancy in the Public Comments section. Commissioner Maw provided emailed response, asking that his 8:00 p.m. arrival be noted. He requested that his vote of “aye” to adjourn be included in the minutes.

Motion: Commissioner Leonardi motioned to approve the Meeting Minutes of May 10, 2018 with requested changes. Commissioner Carrigan seconded the motion. Vote: Commissioners Leonardi, Faulkner, Carrigan, and Chairman Neil voted aye. Motion carried.

6. Technical Review Report

Chairman Neil reported discussion on Pappys Homeplace PRUD: A review of utility easements.

7. Administrative Items:

a. Public Hearing: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to R-1-11)

Chairman Neil prefaced the hearing, advising of misinformation contained in emails sent to the Commission and possibly members of the general public. He clarified, a General Plan update is in progress but has yet to be completed and ratified by the City Council. He indicated, the General Plan referred to at this meeting will be the approved General Plan, registered in 2007. He identified the legislative classification of final approval of zoning amendments, noting the Planning Commission will only provide City Council with recommendation to approve or deny the request.

Commissioner Faulkner motioned to Open Public Hearing: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to R-1-11). Commissioner Carrigan seconded the motion. Vote: Commissioner Leonardi, Faulkner, Carrigan, and Chairman Neil voted aye. Motion carried.

Chairman Neil specified time rules. He recognized a list of attendees that notified, at time of signup, of their desire to speak. He turned time to owner of Nilson Homes, Bruce Nilson, for an opening statement. Mr. Nilson introduced himself and referred to a number of current Nilson Homes projects in Plain City. He told of a model home, under construction in the S-Curve development, that will be exhibited as part of the Weber County Parade of Homes. He stated contentment with building in Plain City and noted, buyers of homes in Plain City are delighted with the area. He touted the celebration of forty years of building homes, this year. He explained the difference between developers that purchase lots to flip and the “end user” developer, such as Nilson Homes. He spoke to site design efforts that are necessary for proper fit and feel. He explained “frontage” and how it affects curb-appeal. He described layout difficulties that resulted in the need for R-1-11 zoning, rather than R-15 arrangement. He established, the average lot size proposed in the development is 13,500 sq. ft. – larger than the minimum allowed in R-1-11 zones. He commented on the continuation of 2200 North Street (through the development) and benefits to the City the access will provide. He denoted likely prices, architectural details, and quality of construction for homes expected to be built on the lots. Ron Goers handed copies of a signed petition to Planning Commissioners in attendance. He noted, all that were approached to sign the petition were unified in the opinion that R-1-11 zoning is not appropriate for the area. Citing city zoning ordinance, he voiced opposition to higher density development in the proposed Papageorge Estates

Plain City Planning
Minutes of Meeting
May 24, 2018

subdivision. He described small rear yard sizes imposed by R-1-11 zoning with directed front setback and side yard requirements. He voiced desire to maintain a rural environment. Louise Moulding stated probability of increased requests by developers for higher density development in Plain City if the Nilson Homes/Papageorge Estates zoning amendment is approved. She told of past agricultural enterprises of Plain City and personal, present-day farming activities. She expressed concern over the opening of 2200 North Street, possible widening of the road, and amplified traffic through her neighborhood. Justin Owen gave a history of his family and their ties to Plain City. He mentioned his occupation – Weber State University Energy Manager. He reviewed a letter to the Editor of the Standard Examiner he had written when Kent’s Market was proposed. He described the core of his argument against the Nilson Homes/Papageorge Estates development as “preservation of Plain City’s rural charm. Megan Moulding noted, as a lifelong resident of Plain City, she finds the rapid growth and urban development of the community more than distressing. She commented on the irreversible effects of turning farmland into residential subdivisions. Susan Goers used video display to exhibit her property. She indicated, lots surrounding her land have been deliberately designed (by Jeff Hales) larger than the minimum allowable to preserve the feel of the existing environment. She spoke to depreciating consequences of new homes encroaching on her back yard. She sought clarification on Nilson Homes’ claim that storm drainage will be retained on the site. She asserted, holding ponds are not called-out on the preliminary plat drawings of the plat. She questioned statements that geotechnical studies have been conducted in the area of proposed development. She asked that the Planning Commission recommend denial of petition. Lora Parker admitted speculating that the Papageorge Estates property would be developed in the future, when her family purchased adjacent land. She indicated, lots smaller than half-acre in the area were inconceivable. She contended, making changes to zoning (allowing smaller lots) is damaging to established properties. She commented on the process and funding of continuing 2200 North Street through the proposed subdivision. Debbie Butte disparaged the proposal of shallow lots. She contrasted the openness of her former Roy neighborhood and the proposed density of the Papageorge Estates development. She noted safety concerns with the continuation of 2200 North Street. She referred to the Daybreak community of South Jordan, citing increased crime and other problems that occurred when higher-density development was introduced. She mentioned existing sewer complications and expected demand on infrastructure caused by concentrated population. She hailed larger lots and greater open space as valuable assets of Plain City. Terry Wayman expressed opposition to the proposed zoning amendment. He spoke to the “long run” detriments of high-density development. He contended, lower-density communities provide greater long-range value to a city or county. He conveyed difficulties, statistically evident with first-time home buyers. He read the Plain City Mission Statement, as found on the city’s website. Jerry Jensen expressed concern over increased traffic through the location, although his property is not directly bordering the proposed development. He commented on safety issues. He stated accord with the previous speakers that oppose the Zoning Amendment, from RE-20 to R-1-11. Marvin Gunter indicated, he believes the proposed lots are too small. He recommended redesigning of the plat with larger lots and greater access. He also proposed adding open space. Brad Barto presented from both developer and affected agricultural property owner perspective. He advised attention be given to future access of agricultural parcels that exist beyond the proposed project. Robert Seager thanked the Commission for their service. He aligned himself with citizens that had related anxieties with the proposed density in the Papageorge Estates subdivision. He commented on efforts of current and previous Planning Commissions and City Councils, to ensure a serene lifestyle. Bruce Daley indicated, he is at the meeting to oppose the zoning change. He

Plain City Planning
Minutes of Meeting
May 24, 2018

voiced alarm at the proposed rear yard dimensions. He told of moving to Plain City for its rural characteristics and expectations of continued openness. He petitioned the Planning Commission to protect the existing environment. Kevin Lewis noted, his occupation in engineering prompts focus on infrastructural aspects of the project. He commented on the status of the current sewer system and anticipated load increases. He asserted, imperative upgrades to the sewer system will produce an immediate tax burden upon citizens. Lisa Howell reported recently moving to Plain City from Dallas Texas. She explained that she is pregnant and asked for tolerance of her emotional presentation. She voiced concern over elementary school class sizes. She indicated, additional schools and parks were provided with each large development near her previous home in Texas. She recommended similar measures be considered in Plain City. She commented on existing property devaluation because of proposed, new development standards. She mentioned foreseen traffic and safety complications due to increased density. She stated appreciation for the rural atmosphere of her situation. She stated discordance with the proposed continuation of 2200 North Street. Chairman Neil announced the conclusion of the list of registered presenters and asked if others would like to speak. Farr West resident, Merlin Ward spoke to the history of the community. He echoed the worries or previous reports and emphasized traffic concerns. He commented on sewer conditions. Paul Spackman concurred with the opposition to the proposed zoning amendment. He sought capacity details of the existing sewer system. He commented on architectural Covenants, Conditions, and Restrictions (CCRs), noting, prescriptions for fences and landscaping have not been presented. He expressed disapproval of proposed, narrow setbacks.

Brock Mitchell, owner of bordering property, told of moving from Las Vegas with hopes of escaping crowded neighborhoods. He cautioned, allowing developments of higher density in an area planned for larger lots can lead to an atmosphere similar to the suburbs of Las Vegas. As Principal of Bonneville High School and former teacher at Fremont High School, he offered expert perspective on effects of growth on class size, student safety, and effective education. He spoke of damage to his property, caused by construction workers in developing nearby land. He stated absolute opposition to the zoning amendment. Six-year Plain City resident, Kristin Arnold indicated, her family moved from Hooper to elude the influx of higher-density developments. She commented on school overcrowding and increased traffic due to new development near her home.

Bruce Nilson indicated, few, other than the developer, are fond of development. He noted, population continues to grow, due in part to new births. He recapped plans for traffic flow. He addressed concerns about setbacks and yard sizes. He spoke to an uptick in the demand for housing in Weber County.

Commissioner Leonardi motioned to Close Public Hearing: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to R-1-11). Commissioner Carrigan seconded the motion. Vote: Commissioner Leonardi, Faulkner, Carrigan, and Chairman Neil voted aye. Motion carried.

b. Discussion / Motion: Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment, (RE-20 to R-1-11)

Commissioner Leonardi stated fact, the proposed R-1-11 zoning in the specified area does not correlate with the Plain City General Plan. He commented on right of way requirements. He recommended keeping the RE-20 zoning in the area discussed. Commissioner Carrigan echoed Commissioner Leonardi's recommendation. He spoke of excessive work being done on an update to the General Plan. He noted, the structure of the plan does not provide for smaller lots in the Papageorge Estates vicinity. He recommended City Council deny the request for re-zone.

Plain City Planning
Minutes of Meeting
May 24, 2018

Commissioner Faulkner agreed with the other Commissioner's statements. She acknowledged understanding of sentiments conveyed by the public. She noted, growth is inevitable; proper planning is vital. She proposed the zoning of the area not be changed to allow smaller lots. Chairman Neil gave perspective regarding the Plain City General Plan. He indicated, R-1-11 does not fit into the General Plan – building lots in the Papageorge Estates region are to be zoned RE-15 or greater. Adherence to City Ordinance and General Plan does not allow for R-1-11 zoning in the area being discussed. He stated, he is not in favor of deviating from the General Plan, and turned time over to the City Planner, Derek Moss. Derek Moss spoke to the reliability of a General Plan. He commented on infrastructure required for higher density developments. He noted, though the current zoning of the Papageorge Estates area is RE-20 (1/2 acre lots, min.) the pending General Plan Update aims to allow RE-15 (1/3 acre lots, min.) zoning there. He stated the importance of consistency in observance of General Plan conditions.

Commissioner Leonardi motioned to Recommend City Council deny Nilson Homes/Papageorge Estates, 2950 W 1975 N Zoning Amendment (RE-20 to R-1-11) for Safety Reasons and General Plan disparity. Commissioner Carrigan seconded the motion. Vote: Commissioners Leonardi, Faulkner, Carrigan, and Chairman Neil voted aye. Motion carried.

8. Report from City Council:

Chairman Neil spoke on Commissioner Sparks' behalf, as she represented the Commission at City Council Meeting but was excused from this Planning Commission Meeting. He read notes she had sent to commission members via email. She reported a work meeting held for education on the role of a Professional City Manager. The YCC Family Crisis Center discussion was tabled, due to no representation from the establishment. She reported the approval of an amendment to the Kelly's Corner Development Agreement. She indicated, refunded money from the Weber County Sheriff's Office will go into the General Fund. A resolution for Interlocal Agreement for a R.A.M.P. grant was approved. She reported, discussion on the Parking Ordinance was tabled, pending review of Council recommended adjustments. She told of discussion on the sewer headworks project and measures being taken to obtain historical drawings and details of the original setup.

9. Commission Comments:

Commissioner Leonardi referred to a letter, sent to the Commission by Jay Christensen, regarding irrigation canal concerns. He suggested text be written into Plain City ordinance to address canal safety issues. Commissioner Carrigan had no further comment. Commissioner Faulkner yielded. Chairman Neil reviewed a letter from Gary Nielsen of the Warren Irrigation Company.

10. Adjournment

Motion: Commissioner Leonardi made motion to adjourn at 8:10 p.m. Commissioner Faulkner seconded the motion. Vote: Commissioners Leonardi, Carrigan, Faulkner, and Chairman Neil voted aye. Motion Carried.

Plain City Planning
Minutes of Meeting
May 24, 2018

2018

<u>Neil</u>	<u>Carrigan</u>	<u>Faulkner</u>	<u>Maw</u>	<u>Sparks</u>	<u>Leonardi</u>
	Jan 4	Jan 18	Feb 1	Feb 15	Mar 1
Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7
June 21	July 5	July 19	Aug 2	Aug 16	Sept 6
Sept 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6
Dec 20					

Planning Commission Chair

Planning Commission Secretary

